THE CITY OF KEY WEST

Director of Building

P.O. Box 1409, Key West, FL 33040

August 22, 2013

Timothy J. Koenig, Esq.
Hand delivered

RE: Peary Court

Dear Tim:

As you are aware, I recently made a site visit to Peary Court to determine what items would be necessary in order for your client to obtain Certificates of Occupancy from the City of Key West for all multifamily buildings (R-2) within the complex as a result of the transition from Military Housing to private ownership. The buildings were constructed in the early 1990's and appear to have been well maintained. The following items will be required prior to the issuance of the permanent certificates of occupancy:

1. A Florida Professional Engineer's report as to the structural condition of the buildings including Hurricane resistance and fire separation wall image signed and sealed. I reviewed your copy of the report on July 17, 2013, and it is satisfactory. The City must have a stamped and signed report.

2. Based on the Florida Professional Engineer's report, the City shall require storm shutter protection for windows that do not have a hurricane impact rating.

3. FEMA Flood Elevation Certificates for each building. Although I have received the elevation certificates, there remain two items to be addressed regarding them. First, the outside A/C condensers must be elevated above base flood elevation. Second, the carport storage closets must have flood venting.

4. The A/C return closets must be sealed. All city permits required must be obtained.

5. New ground wires must be installed at the electric meter cans with grounding rods.

6. Any of the 9 ADA one story units with ramps shall be modified as required to meet ADA regulations upon a disabled tenant leasing one of the single story units.

(305) 809-3738; (305) 292-8278 FAX
e-mail: rwampler@keywestcity.com

Please be advised, city impact fees must be paid before issuance of the certificates of occupancy. The cost will be $200 per building.

Please feel free to contact me with questions or concerns.

Sincerely,

Ron Wampler, CFM
Building Official
ADA Coordinator

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e-mail: rwampler@keywestcity.com